

CHAPTER 13.77 LANDSCAPING**SECTION**

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13.77.010 PURPOSE

- A. The regulations of this chapter are intended to promote landscaping in the City of Holladay that will improve community livability, preserve the quality of life, and enhance the aesthetic quality, economic viability, and environmental health of the city.
- B. Landscaping can be a significant expense to businesses and residents. At the same time, landscaping improves the livability of residential neighborhoods, enhances the appearance and customer attraction of commercial areas, increases property values, improves the compatibility of adjacent uses, screens undesirable views, and can reduce heat and air and noise pollution.
- C. The intent of these regulations is to achieve a balance between the right of individuals to develop and maintain their property in a manner they prefer and the rights of city residents to live, work, shop, and recreate in pleasant, healthy, and attractive surroundings.
- D. These regulations are intended, in part to encourage the use of water conserving landscape designs and low water use plant materials and to discourage landscaping that requires high water use for maintenance while preserving Holladay's unique tree canopy, character and inventory.
- E. The City's Street Tree Program and its recognition as a Tree City sets the standard for public and private property management of the valuable, historic tree coverage that gives Holladay a unique environment not generally found in other areas of the region.

13.77.020 APPLICABILITY

- A. *Landscape Plan.* A detailed landscape plan as required by Chapter 13.03 of this title shall be submitted for all development, redevelopment, additions or site modifications except detached, single-family dwellings.
- B. *Applicability to existing structures.* Existing development shall be required to conform to this standard based upon the following guidelines:
 - 1. For additions that are twenty-five percent (25%) to fifty percent (50%) of the existing structure or developed area, perimeter and right-of-way landscaping shall be installed.

2. For additions that are greater than fifty percent (50%) of the existing structure or developed area, all current landscape standards of this chapter shall be met.

4. If the location of existing buildings or other structures prevents conformance with the requirement of this section or if implementation would create nonconformity, the Planning Commission may grant relief from these standards as per section 13.77.130 of this Chapter.

13.77.030 **APPLICATION REQUIREMENTS**

A. All landscape plans shall comply with the requirement for size, scale, number of copies and contents are required by Chapter 13.03 of this title.

B. The landscape plans may be on the same site plan used to show parking layout, setback compliance, etc.

C. All landscape plans except those required for a single family detached structure shall be prepared by a landscape architect, landscape designer, or qualified arborist or nurseryman.

13.77.040: **GENERAL STANDARDS.** All landscaping shall preserve and generally enhance desirable natural features (i.e., topography, waterways, existing vegetation, etc.), enhance architectural features of the building, strengthen vistas and provide shade for the project as well as its customers and employees. The following general standards apply to all required landscaping covered under this title, except for single family homes on individual lots.

A. *Landscaping:* Landscaping, as defined by section 13.04.0440 of this Title shall consist of a combination of planted trees, shrubs, vines, vegetative ground cover, perennial plants and annual plants or lawn, together with an irrigation system to maintain the plants alive and flourishing for the length of time the plantings are to be maintained if not in perpetuity. A maximum of fifty percent (50%) of the total required landscape area may include permeable materials such as organic mulch, inorganic materials such as rocks, boulders, gravel, or other materials, and/or ornamental objects such as fountains, pools, statues, retaining walls, or benches.

B. *Perimeter Landscaping:* The purpose of perimeter landscaping is to ensure the long term and consistent maintenance of landscaping along streets, to improve the visual quality of the streetscape, unify diverse architecture and carry out the long term goals of the City of Holladay promoting attractive streets and street beautification. All required setback areas facing on a public street shall be landscaped as required by Section 13.77.050 of this chapter.

C. *Internal Landscaping Requirements:* The purpose of the internal landscaping standards is to visually soften the mass of buildings and to visually separate building areas and development within the city. The internal landscaping requirements are intended to augment the perimeter landscaping requirements. Internal landscaping requirements may not consist of spaces or trees that are proposed to meet the minimum perimeter landscaping requirements.

1. A minimum of one tree shall be required for every three hundred (300) square feet of the required internal landscaping area. Up to five percent (5%) of the required trees may be substituted by shrubs. Ten (10) shrubs with a minimum container size of five (5) gallons shall be required for each substituted tree.

2. The location of the internal landscaping area shall be adjacent to those building elevations which form the major public views of the project from abutting streets and property and to the users of the project, or within a plaza or courtyard between buildings or portions of buildings, or in a similar area

which substantially conforms to the stated purpose of the required internal landscaping standards set forth herein and approved by the Planning Commission.

3. Landscaping around the base of the building is recommended to soften the edge between the parking lot and building and also to discourage graffiti.

4 Building entries should be emphasized with special landscaping and/or paving in combination with lighting.

D. *Berming*. Berming at the edge of the building in conjunction with the landscaping may be used to soften and screen parking areas, reduce structure mass and height along street facades, and contain or direct stormwater runoff. Berms may not encroach into any clear view area of a street or driveway.

E. *Hardscape Materials*: Decorative paving materials such as bricks, pavers, flagstones, decorative gravels, artificial turf, and textured concrete may be utilized if they form a useful open space, add color or texture to the design, and comply with the purpose and intent of this section. Untextured concrete or lava rocks are not permissible hardscape materials. All impervious hardscape areas within a landscaped area must be considered as part of the overall impervious surface coverage allowance as required by other provisions of this Title.

13.77.050: **MINIMUM LANDSCAPING REQUIREMENTS BY ZONE:** The following requirements are the minimum landscaped area required by each zone except where modified by the Planning Commission as an administrative relief allowed by section 13.77.120 of this Chapter.

A. *Single-Family Residential Zones (FR, R-1)*

1. The entire front yard and side yard abutting to a street of developed lots in residential zones shall be landscaped.
2. The front yard of all lots on which buildings are located shall be landscaped within one (1) year of the date of the issuance of a final certificate of occupancy or final inspection.

B. *Residential Multiple Zone (R-2, RM)*: The minimum landscaping coverage in percent for all lots in the multi-family zones are as follows:

1. A minimum of forty percent (40%) of the total site shall be landscaped.
2. A minimum landscaped buffer averaging five feet wide (5') as required by section 13.77.080 of this chapter shall be provided along the side and rear property lines.

C. *Office, Research and Development Zone (ORD)*.

1. A minimum of thirty percent (30%) of the total site shall be landscaped.
2. A minimum landscaped buffer averaging five feet wide (5') as required by section 13.77.080 of this chapter shall be provided along the side and rear property lines.
3. Where a side or rear yard abuts a residential use or residential zone boundary the entire setback area shall be landscaped.

D. *Neighborhood Commercial Zone (NC)*.

1. All front setback areas and the side setback areas which abut a public street on corner lots shall be landscaped.

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2. A minimum landscaped buffer averaging five feet wide (5') as required by section 13.77.080 of this chapter shall be provided along the side and rear property lines.

E. *C-1 and C-2 Commercial Zones.*

1. The front setback area and the side setback area which faces on a street on corner lots shall be landscaped for a minimum distance of twenty feet (20') behind the property line for all main uses in the C-1 and C-2 zones.

2. A minimum landscaped buffer averaging three feet wide (3') as required by section 13.77.080 of this chapter shall be provided along the side and rear property lines.

F. *Residential Office Zone (RO)*

1. The first twenty feet (20') in depth of the front setback and/or front yard shall be landscaped.

2. Other setback areas which abut a public street shall be landscaped.

3. A minimum landscaped buffer averaging five feet wide (5') as required by section 13.77.080 of this chapter shall be provided along the side and rear property lines.

G. *Other Zones.*

1. All required front and side yards areas that abut a public street shall be landscaped.

2. A minimum landscaped buffer averaging five feet wide (5') as required by section 13.77.080 of this chapter shall be provided along the side and rear property lines.

13.77.070: **PARKING LOT/STRUCTURE LANDSCAPING**

A. *Purpose.* The purpose of perimeter and internal parking lot landscaping is to soften and mitigate the visual effect of a large expanse of asphalt. Landscaping can also reduce summer heat gain in parking areas and define pedestrian ways.

B. *Hardscape Parking Areas:* Landscaping in hardscape parking areas shall meet the following minimum requirements:

Table 13.77.071:

Size of Parking Area	Percent Landscaped
Less than 15,000 sq. ft.	5%
15,000 and larger	7.5%

1. One tree within the hardscape parking area shall be planted for every ten (10) parking stalls. The distribution of the trees shall maximize shading during summer months. All landscaped areas shall be separated from the parking surface by at least a six inch (6") high curb.

2. All grade level parking should be separated from the street and screened from pedestrian view by landscaping. The landscaping must include shrubs and trees, be located on private property and be wide enough to maintain the plant material and screen the view.

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C. *Parking Structures*: The parking structures must be screened with live plant material reasonably acceptable to the Community Development Director that is intended to hide or obscure the sides of the structures from public view.

13.77.080: **LANDSCAPE BUFFERS**

A. *Purpose*. The landscape requirements in this section are intended to ensure that abutting land uses are adequately protected and are provided an appropriate amount of land separation to conduct permitted uses without causing adverse impacts.

B. *Applicability*. The landscape buffer is required for all nonresidential uses sharing a contiguous lot line with an abutting residential zone or residential land use or by requirement of an approval granted by a land use authority under provisions of this title.

C. *Standards*.

1. The width of the buffer is determined by the requirements of section 13.77.050 of this Chapter unless modified by the land use authority as part of a site plan approval as allowed by other provisions of this title, however, no landscaped buffer shall be smaller than that required for the health and growth of the plants and trees contained within the required buffer area.

2. The materials within the required buffer between abutting land uses are regulated as follows:

a. All buffer areas shall be comprised of materials such as, a mix of evergreens and deciduous trees, shrubs, lawn, or other vegetative ground cover or up to 50% non-vegetative mulch or other hardscape as defined by section 13.77.040 of this chapter.

b. Fences, walls and berms may also be incorporated in the buffer areas where they will not create a public safety hazard.

3. Where trees are incorporated, the required buffer area shall result in a barrier where trees touch at the time of the tree maturity.

4. Where existing or proposed abutting land uses cannot be adequately buffered with plant materials, the land use authority may require inclusion of a wall, fence or other type of screen that mitigates noise, and/or unsightly uses. All fences, walls, or other screens must comply with the regulations of section 13.76.700 of this Title.

5. Chainlink fencing with or without slats does not qualify as screening material.

6. All buffers between different land uses may include any required perimeter parking lot landscape buffers.

13.77.060: **STREET TREE PROTECTION**

A. *Purpose*. The purpose of this section is to protect existing street trees within the public right of way, to require replacement of removed trees within the public right of way, and to require planting of street trees with all new development. This section is intended to:

1. Preserve the visual and aesthetic qualities of the city's existing environment;

2. Encourage the preservation and replacement of trees; and

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3. Enhance, stabilize, promote and protect property values throughout the city of Holladay.
- B. *Application.* The provisions of this section shall apply to all real property located in the City of Holladay, as they relate to the public right of way.
- C. *Removal of Significant Street Trees:*
 1. No significant street tree within the public right of way may be removed without the prior written consent of the city. A no fee permit for such removal may be obtained from the director of community development.
 2. No permit shall be required to remove any tree that is dead, diseased or dying, but the planting of a replacement tree shall still be required following removal.
 3. A permit to remove a significant street tree shall be issued if the applicant demonstrates that:
 - a. Removal is necessary for public safety reasons;
 - b. Removal is essential in order to allow for development or redevelopment of the abutting property; or
 - c. Good cause exists and removal would be in the best interest of the city.
- D. *Replacement of Significant Street Trees Required:* Any permit for the removal of a significant street tree shall be conditioned upon the planting of a replacement street tree. This requirement may be modified or waived to the extent necessary to protect public safety.
- E. *Requirements for Replacement Trees:* Replacement trees shall comply with the following schedule and requirements:
 1. A significant deciduous tree that is removed shall be replaced by a tree with a minimum size of two inch (2") caliper of a variety that has the potential to reach a mature height of that of the removed tree.
 2. A significant coniferous tree that is removed shall be replaced by at least one tree with a minimum height of eight feet (8'). (Note: Too many trees can cause crowding and reduced vigor, and possible death of same.)
 3. Replacement trees shall be the same variety as the tree removed, or the same variety as other trees on the street, or of a variety approved by the Community Development Director.
 4. Unless otherwise authorized by the city, replacement trees shall be planted within six (6) months after the removal of the prior tree.
 5. Replacement trees shall be maintained by the property owner through an establishment period of at least three (3) years.
- F. *Planting of Street Trees Required:* In connection with any permit issued for new development or significant redevelopment within the city, the owner/developer of the abutting property shall be required to plant street trees of an appropriate variety and number as determined by the Community Development Director. This requirement may be waived, in whole or in part, if sufficient street trees already exist and are preserved as part of the development.

G. Topping: Topping any street tree required by this Title is prohibited.

13.77.090: **STORMWATER INTEGRATION.** The regulations of this title are intended to improve water quality and provide a natural effective form of flood and water pollution control through the integration of vegetated, well designed stormwater filtration swales into required landscaped areas, where topography and hydrologic features allow.

A. Stormwater swales incorporated into required landscape areas shall be vegetated with appropriate plant material. Gravel, rock, sand, or cobble stormwater facilities are not permitted on the surface of required landscape areas, unless designed as a dry creek bed or other design feature.

B. The design of all swales or detention basins incorporated into landscaped areas shall comply with the provisions of Chapter 17.24 of this code.

13.77.100: **PLANTING GUIDELINES**

A. Minimum Plant Sizes. The following are minimum plant sizes for all required landscape areas:

Table 13.77.101

Type of Tree	Minimum Size
Coniferous Tree	6 foot height
Ornamental tree	One and three-fourths inches (1 ³ / ₄ ")
Shade tree	One and three-fourths inches (1 ³ / ₄ ")
Woody shrubs	2 gallon size

B. Plant species. Plant species proven adaptable to the local climate should be used in all landscaping plans.

C. Tree Preservation. Wherever possible, existing significant trees as defined in 13.04.040 of this Title should be preserved.

1. Preliminary plans shall show all significant trees within the proposed development and the associated limits of disturbance for each significant tree(s).

2. No construction, grading, equipment or material storage or any other activity shall be allowed within the limits of disturbance established for all significant trees.

a. Within the limits of disturbance, fencing, at a minimum, should be placed around each significant tree and around stands of twelve (12) or more smaller trees a distance equal to the size of the individual or outermost tree's drip zone.

b. For purposes of this subsection, the drip zone is calculated by measuring the diameter of the tree at breast height. Every inch of tree trunk diameter equates to one foot (1') of drip zone.

c. Fencing shall remain in place until all land alteration, construction, and development activities are completed.

4. If it is necessary to fill over the root zone, compacted soils shall be avoided by sandwiching fabric, rocks and more fabric under the area to be filled.

5. Fill placed directly on the roots shall not exceed a maximum of six inches (6") in depth.

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6. If fill creates a tree well or depression around a tree or shrubs, such area shall be drained so that the vegetation is not drowned by the pooling of rainfall or irrigation.
7. If a tree's roots must be cut, the branches shall be trimmed by an amount equal to the percent of roots that were lost. Roots shall be pruned cleanly prior to digging and not ripped off by heavy equipment. Cutting more than thirty percent (30%) of the roots endangers the health of the tree, and over forty percent (40%) affects the tree's stability.
8. Utility trenches near trees should be avoided. If a line must be near a tree, tunneling, auguring, or other mitigation measures shall be used.

D. Planting Areas. A minimum of fifty percent (50%) of the required landscaped area shall be planted with live plant materials. The remaining fifty percent (50%) may consist of permeable hardscape improvements as allowed by section 13.77.040E of this chapter.

13.77.100: **LANDSCAPE MAINTENANCE:**

A. Purpose: The regulations of this section are intended to ensure that all required landscaping is maintained in a healthy, growing condition at all times.

B. Applicability: The requirement for landscape maintenance applies in all zones where landscaping has been required.

C. Standards:

1. The property owner is responsible for the maintenance of all landscaping and screening devices required by this article.
2. Plant materials that exhibit evidence of insect pests, disease, and/or damage shall be appropriately treated to correct the problem. Dead plant materials shall be replaced.
5. All landscaping required by this subsection may be subject to periodic inspections by city officials to determine compliance with the provisions of this Title.
6. The lower branches of trees shall be pruned and maintained as required by Sections 14.12.040 and 14.12.050 of this code.

13.77.110: **INSTALLATION**

A. Substitutions. All substitutions of plant material on an approved landscape plan must be approved by the Community Development Director.

B. Inspections. Landscaping shall be installed and completed in compliance with the approved landscape plan. A certificate of occupancy shall not be issued until the improvements are inspected and approved by the Community Development Director, unless an assurance is provided and approved according to subsection C below.

C. Assurance. In extenuating circumstances where occupancy is requested prior to completion of landscaping, the owner or developer shall enter into an agreement with the city guaranteeing that the required landscaping will be completed within the next planting season at a date specified by the Community Development Director.

13.77.120: **ADMINISTRATIVE RELIEF:** The city recognizes that the specific landscape requirements set forth herein cannot and do not anticipate all possible landscape situations. A certain amount of

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flexibility in the application of such requirements is necessary in cases where the requirements are inapplicable or inappropriate to a specific use, design or site proposal. A written request for relief may be submitted to the Land Use Authority in conjunction with the applicable development proposal, including an explanation of the findings and justification necessary to grant administrative relief.

A. The Land Use Authority as part of a site plan approval may reduce the minimum needed landscaping up to ten percent (10%) after taking into consideration:

1. The location and size of parking lots and/or structures, the layout of the buildings, the topography and geometry of the site and other environmental factors;

2. The exclusion of natural areas for reasons of preservation;

3. A commensurate or additional percent of landscaping is being provided in an abutting right of way by permission of the owner of the right of way.

4. An increase of the impervious surface coverage has been accomplished by the methods shown in section 13.14.080 C, table 13.14. 080 C of this title;

B. The Land Use Authority shall document in writing any such findings granting administrative relief.

Draft

Sections of the Current ordinance where landscaping regulations are found which need to be removed or amended:

DEFINITIONS 13.04.040:

LANDSCAPING, LANDSCAPED: The application or use of a combination of planted trees, shrubs, vines, organic ground cover, perennial plants and annual plants or lawn, or the paving and dressing of finished graded earth (dirt) together with an irrigation system to maintain the plants alive and flourishing for the length of time the plantings are to be maintained if not in perpetuity. When specifically approved as part of a landscape plan submitted with a site plan or site plan amendment ~~(30 percent of the total landscape area a maximum~~ up to a maximum of 50 percent [50%] of the landscaped area) landscaping includes:

- A. Bark chips and inorganic materials such as rocks, boulders, gravel, or other materials; and
- B. Ornamental objects such as fountains, pools, statues, retaining walls, or benches.

The following sections should be replaced with the following language:

All required landscaped areas shall comply with the regulations of Chapter 13.77 of this Title.

Residential Multiple Zone- 13.32.110: Landscaping Regulations:

Office, Research and Development Zone- 13.45.100: Landscaping:

Neighborhood Commercial Zone-13.55.070 G: Additional Development Standards

Holladay Village Zone- 13.71.080 C and 13.71.090 J:

13.72 & 13.73 Foothills And Canyon Overlay Zone- (No Changes Suggested At This Time)

Supplemental Regulations

13.76.155: Landscaped Setback; Commercial Zones:

13.76.600: Street Tree Protection:

Planned Unit Development: 13.78.110: Landscaping, Fencing And Screening Requirements: